

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Kansas City

State: KS

PJ's Total HOME Allocation Received: \$16,581,610

PJ's Size Grouping*: C

PJ Since (FY): 1992

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|---------------|------------|---------------|------------------------------|---------|---------|
| | | | | | Group | C | Overall |
| Program Progress: | | | | PJs in State: | 5 | | |
| % of Funds Committed | 93.52 % | 96.38 % | 5 | 93.41 % | 45 | 48 | |
| % of Funds Disbursed | 83.46 % | 92.63 % | 5 | 84.68 % | 33 | 33 | |
| Leveraging Ratio for Rental Activities | 1.73 | 4.34 | 3 | 4.72 | 32 | 26 | |
| % of Completed Rental Disbursements to All Rental Commitments*** | 100.00 % | 100.00 % | 1 | 80.76 % | 100 | 100 | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 63.29 % | 82.68 % | 5 | 68.18 % | 33 | 33 | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 76.64 % | 83.39 % | 4 | 80.32 % | 29 | 29 | |
| % of 0-30% AMI Renters to All Renters*** | 4.67 % | 39.77 % | 5 | 45.16 % | 2 | 1 | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 100.00 % | 97.65 % | 1 | 95.04 % | 100 | 100 | |
| Overall Ranking: | | | In State: | 5 / 5 | Nationally: | 26 | 23 |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$8,306 | \$16,582 | | \$26,037 | 107 Units | 11.30 % | |
| Homebuyer Unit | \$13,749 | \$18,481 | | \$14,755 | 835 Units | 88.10 % | |
| Homeowner-Rehab Unit | \$29,751 | \$24,173 | | \$20,487 | 6 Units | 0.60 % | |
| TBRA Unit | \$0 | \$2,403 | | \$3,225 | 0 Units | 0.00 % | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Kansas City KS

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|-------------|----------|-----------|-----------|
| PJ: | \$11,009 | \$65,588 | \$11,711 |
| State:* | \$72,989 | \$68,817 | \$22,669 |
| National:** | \$92,323 | \$73,745 | \$23,292 |

CHDO Operating Expenses:
(% of allocation)

PJ: 2.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.99

| | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|---|
| RACE: | | | | |
| White: | 40.2 | 33.8 | 33.3 | 0.0 |
| Black/African American: | 28.0 | 39.2 | 66.7 | 0.0 |
| Asian: | 0.0 | 2.0 | 0.0 | 0.0 |
| American Indian/Alaska Native: | 0.0 | 0.5 | 0.0 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian and White: | 0.0 | 0.1 | 0.0 | 0.0 |
| Black/African American and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 |
| Other Multi Racial: | 0.0 | 0.4 | 0.0 | 0.0 |
| Asian/Pacific Islander: | 2.8 | 3.8 | 0.0 | 0.0 |

ETHNICITY:

| | | | | |
|----------|--|--|---|---|
| Hispanic | 29.0 | 20.2 | 0.0 | 0.0 |
|----------|--|--|---|---|

HOUSEHOLD SIZE:

| | | | | |
|--------------------|--|--|--|---|
| 1 Person: | 3.7 | 31.1 | 16.7 | 0.0 |
| 2 Persons: | 73.8 | 19.9 | 16.7 | 0.0 |
| 3 Persons: | 3.7 | 21.6 | 33.3 | 0.0 |
| 4 Persons: | 15.9 | 15.2 | 16.7 | 0.0 |
| 5 Persons: | 1.9 | 7.2 | 16.7 | 0.0 |
| 6 Persons: | 0.9 | 3.0 | 0.0 | 0.0 |
| 7 Persons: | 0.0 | 1.0 | 0.0 | 0.0 |
| 8 or more Persons: | 0.0 | 1.1 | 0.0 | 0.0 |

HOUSEHOLD TYPE:

| | | | | |
|------------------------|--|--|--|---|
| Single/Non-Elderly: | 30.8 | 34.3 | 16.7 | 0.0 |
| Elderly: | 4.7 | 2.4 | 0.0 | 0.0 |
| Related/Single Parent: | 31.8 | 24.8 | 16.7 | 0.0 |
| Related/Two Parent: | 22.4 | 34.1 | 66.7 | 0.0 |
| Other: | 10.3 | 4.4 | 0.0 | 0.0 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|--|---|
| Section 8: | 1.9 | 0.1 # |
| HOME TBRA: | 0.0 | |
| Other: | 0.0 | |
| No Assistance: | 98.1 | |

of Section 504 Compliant Units / Completed Units Since 2001 1

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Kansas City State: KS Group Rank: 26
(Percentile)
State Rank: 5 / 5 PJs Overall Rank: 23
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 72.37% | 100 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 49.28% | 63.29 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 76.64 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 90.81% | 100 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.070 | 3.07 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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